

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**5th December 2023**

**Agenda Item 4**

**Application Ref. 22/00796/FUL**

**Land off Lamphouse Way, Wolstanton**

The applicant has submitted financial information to substantiate their claim that the Council's Section 106 and affordable housing requirements would render a policy compliant scheme unviable. This information has been sent to an independent valuer who was instructed by the Council to consider the position put forward by the applicant. Their report concludes that the scheme would be unviable if any S106 contribution or affordable housing provision was secured. On this basis, any requirement for a S106 contribution or affordable housing provision must be set aside.

**Amended Recommendation**

**PERMIT the application subject to conditions relating to the following matters:-**

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Landscaping Scheme**
- 7. Waste collection and storage arrangements**
- 8. Offsite highway scheme for new access arrangement**
- 9. Submission of visibility splay details**
- 10. Travel Plan is to be implemented, and annual reports for the progress in promoting sustainable measures will then be provided to the LPA**
- 11. Hard surfaces to be used for private/shared driveways**
- 12. Provision of cycle storage areas**
- 13. Details of surface water drainage for parking and turning areas**
- 14. Joint Highway Survey of Great Row View and Lamphouse Way**
- 15. Construction Method Statement**
- 16. Electric vehicle charging provision**
- 17. Construction and demolition hours**
- 18. Land contamination investigations and mitigation measures**
- 19. Details of proposed piling operations**
- 20. Submission of an updated Air Quality Assessment**
- 21. Submission of air quality standard mitigation measures**
- 22. Design measures and a noise assessment to be submitted to the LPA to ensure internal noise levels are met**
- 23. Assessment of refrigeration and air conditions plant noise**
- 24. Operational Noise Control**
- 25. Unexpected land contamination**
- 26. Ecology mitigation and enhancements**
- 27. Surface Water Management Plan**
- 28. Drainage plans to be submitted for the disposal of foul and surface water flow**
- 29. Recommendations of the ecological appraisal to be implemented**
- 30. Root protection details for plots 23, 34 and 14**